

NOTICE OF SALE  
CIVIL ACTION NO. 2013-CP-02-01346

BY VIRTUE of a decree heretofore granted in the case of: U.S. Bank, N.A. as Trustee on behalf of Manufactured Housing Contract Senior/Subordinate Pass-Through Certificate Trust 1995-4 by Green Tree Servicing LLC, as Servicer with delegated authority under the transaction documents v. Joseph J. Braxton, Sr., Debra V. Braxton, Citifinancial, Inc., General Motors Acceptance Corporation, Regional Finance, HILCO RECEIVABLES, LLC, and South Carolina Department of Motor Vehicles, I, the undersigned Master in Equity for Aiken County, will sell on **October 7, 2013 at 11:00 a.m.** at the **Aiken County Courthouse, 109 Park Avenue SE, Aiken, South Carolina** to the highest bidder:

*All those certain pieces, parcel or lots of land, with any improvements thereon, situate, lying and being 1.2 miles north of Aiken, in Aiken County, South Carolina, being shown and designated as Lot 19 and Lot 20, Block "A", Pineland Terrace, upon plat prepared for Joseph and Debra V. Braxton by L. Bruce Myers, RLS, dated December 6, 1986, recorded in Misc. Book 460 at Page 282. Said lots are bounded and measuring in the aggregate as follows: NORTHEAST by Lot 21, 150.0 feet; SOUTHEAST by Lots 5 and 4, 124.0 feet; SOUTHWEST by Lot 18, 150.0 feet; and NORTHWEST by right of way of Pineland Terrace (Second Avenue), 124.0 feet; all measurements being more or less.*

*Being the same property conveyed to Joseph and Debra V. Braxton by deed of W. J. Bell, Jr. and Aliphare H. Bell, dated December 9, 1986, and recorded December 12, 1986 in Deed Book 963 at Page 169, records of Aiken County, South Carolina.*

*Together with that certain 1995 SOUTH Manufactured Home VIN# DSL2AL24412A&B.*

TMS No.: 119-13-04-013 (Land) & 777-00-17-691 (MH)

SUBJECT TO ASSESSMENTS, AIKEN AD VALOREM TAXES, EXISTING EASEMENTS, EASEMENTS AND RESTRICTIONS OF RECORD, AND OTHER SENIOR ENCUMBRANCES.

TERMS OF SALE: The successful bidder, other than the Plaintiff, will deposit with the Master in Equity for Aiken County at conclusion of the bidding, five percent (5%) of his bid, in cash or equivalent as evidence of good faith, same to be applied to purchase price in case of compliance, but to be forfeited and applied first to cost and then to Plaintiff's debt in the case of

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Equity for Aiken County may resell the property on the same terms and conditions on some subsequent Sales Day (at the risk of the said highest bidder).

For complete terms of sale, attention is drawn to the Judgment of Foreclosure and Order for Sale on file with the Clerk of Court for Aiken County.

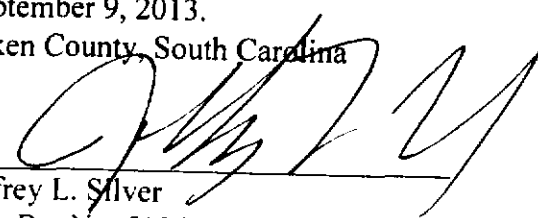
A personal or deficiency judgment being demanded, the bidding will remain open after the date of sale for a period of thirty (30) days pursuant to South Carolina Code §15-39-720 (1976, as amended), unless the deficiency is waived. The successful bidder will be required to pay interest on the amount of the bid from date of sale to date of compliance with the bid at the rate of 11.500% per annum. However, the plaintiff reserves its right to waive deficiency up to the time of the sale.

Should the Plaintiff, Plaintiff's attorney or agent fail to appear on sales day, the property shall not be sold, but shall be readvertised and sold at some convenient sales day thereafter when the Plaintiff, Plaintiff's attorney or agent is present.

Plaintiff does not warrant its title search to purchasers at foreclosure sale or other third parties, who should have their own title search performed on the subject property. Purchaser is responsible for the preparation and filing of their deed.

  
M. Anderson Griffith  
Master in Equity for Aiken County

September 9, 2013.  
Aiken County, South Carolina

  
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